



ZONING COMMITTEE
REGULAR COMMITTEE MEETING
~Minutes~

Atlanta City Hall
55 Trinity Ave.
Atlanta, GA 30303
<http://www.atlantaga.gov/>

CITY OF ATLANTA

Chairperson
The Honorable Yolanda Adrean

Theodis Pace
(404) 330-6314
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Wednesday, August 26, 2015

9:30 AM

Council Chamber

A. CALL TO ORDER

The regularly scheduled meeting of the **Zoning Committee** was held on **Wednesday, August 26, 2015**, at **9:34 AM**, in **Council Chamber**. The following members were present:

B. INTRODUCTION OF MEMBERS

Attendee Name	Title	Status	Arrived
Yolanda Adrean	Chair, District 8	Present	9:00 AM
Carla Smith	Vice Chair, District 1	Present	9:38 AM
Keisha Lance Bottoms	District 11	Present	9:16 AM
Kwanza Hall	District 2	Present	9:34 AM
Mary Norwood	Post 2 At-Large	Absent	
Howard Shook	District 7	Present	9:34 AM
Ivory Lee Young Jr.	District 3	Present	9:41 AM

Others in Attendance:

Senior City Attorneys Jeffery Haymore and Sandra Stevens Law Department; Director Charletta Wilson Jacks, Interim Zoning Administrator Brandy Crawford, Department of Planning, members of the public and Council staff.

C. ADOPTION OF AGENDA

ADOPTED

D. APPROVAL OF MINUTES

APPROVED

E. ORDINANCES FOR SECOND READING

15-O-1353 (1) - AN ORDINANCE BY COUNCILMEMBER KWANZA HALL AS AMENDED BY ZONING COMMITTEE AUTHORIZING THE INSTALLATION OF PUBLIC ART (ELEVATE 2015) AT 56 MARIETTA ST, N.W., ATLANTA, GEORGIA 30303, AS PURSUANT TO CODE SECTION 16-28.025 OF THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA; AND FOR OTHER PURPOSES.

RESULT: FAVORABLE/AMENDED [4 TO 0] Next: 9/8/2015 1:00 PM
AYES: Adrean, Bottoms, Hall, Shook
ABSENT: Norwood
AWAY: Smith, Young Jr.

15-O-1354 (2) - AN ORDINANCE BY COUNCILMEMBER KWANZA HALL AUTHORIZING THE INSTALLATION OF PUBLIC ART FOR ELEVATE 2015, ON THE FIVE POINTS MARTA STATION FACADE FACING PEACHTREE STREET, IN COLLABORATION WITH THE ATLANTA DOWNTOWN IMPROVEMENT DISTRICT AND THE METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY (MARTA), AS PURSUANT TO CODE SECTION 16-28.025 OF THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA; AND FOR OTHER PURPOSES.

RESULT: FAVORABLE [5 TO 0] Next: 9/8/2015 1:00 PM
AYES: Adrean, Smith, Bottoms, Hall, Shook
ABSENT: Norwood
AWAY: Young Jr.

15-O-1355 (3) - AN ORDINANCE BY COUNCILMEMBER KWANZA HALL AUTHORIZING THE INSTALLATION OF PUBLIC ART (ELEVATE 2015) AT 83 WALTON ST, NW AS PURSUANT TO CODE SECTION 16-28.025 OF THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA; AND FOR OTHER PURPOSES.

RESULT: FILED BY COMMITTEE [5 TO 0] Next: 9/8/2015 1:00 PM
AYES: Adrean, Smith, Bottoms, Hall, Shook
ABSENT: Norwood
AWAY: Young Jr.

14-O-1595 (4) - AN ORDINANCE BY ZONING COMMITTEE AMENDING THE ORDINANCE 04-O-1360 (Z-04-108) OF THE CITY OF ATLANTA AND THE MAPS ESTABLISHED IN CONNECTION THEREWITH BE CHANGED SO THAT THE FOLLOWING PROPERTY AS IDENTIFIED IN THE ATTACHED MAP, BE CHANGED FROM R-5 (TWO-FAMILY RESIDENTIAL) ZONING CLASSIFICATION TO R-4A (SINGLE-FAMILY RESIDENTIAL) ZONING CLASSIFICATION (COUNCIL DISTRICT 9, NPU-J); AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-15-25
NPU / CD	J(G)/9
Staff Recommendation	Approval
NPU Recommendation	Approval

ZRB Recommendation	Approval
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RESULT: FAVORABLE [5 TO 0] Next: 9/8/2015 1:00 PM

AYES: Adrean, Smith, Bottoms, Hall, Shook

ABSENT: Norwood

AWAY: Young Jr.

- 15-O-1162 (5) - AN ORDINANCE BY COUNCILMEMBERS HOWARD SHOOK AND ALEX WAN TO ZONE PROPERTY LOCATED AT 1202 MCLYNN AVENUE TO THE R-4 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-15-27
NPU / CD	F/6
Staff Recommendation	Approval
NPU Recommendation	N/A
ZRB Recommendation	Approval

RESULT: FAVORABLE [5 TO 0] Next: 9/8/2015 1:00 PM

AYES: Adrean, Smith, Bottoms, Hall, Shook

ABSENT: Norwood

AWAY: Young Jr.

- 15-O-1253 (6) - Z-15-19- AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT, FOR PROPERTY LOCATED AT 1866 ROCK SPRINGS ROAD, N.E., FRONTING APPROXIMATELY 224.35 FEET ON THE NORTH SIDE OF NORTH SPRINGS ROAD AND BEGINNING APPROXIMATELY 200 FEET FROM THE SOUTHEAST INTERSECTION OF ROCK SPRINGS ROAD AND PIEDMONT ROAD. DEPTH: VARIES AREA: APPROXIMATELY 1 ACRE. LAND LOT 50, 17TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: MARIA DZIENWINSKI APPLICANT: ASHWOOD DEVELOPMENT NPU F COUNCIL DISTRICT 6

Application File Date	5-4-2015
Zoning Number	Z-15-19
NPU / CD	F/6
Staff Recommendation	Approval, conditional
NPU Recommendation	Approval, conditional
ZRB Recommendation	Approval, conditional

RESULT: FAVORABLE/AMENDED [UNANIMOUS] Next:
9/8/2015 1:00 PM

AYES: Adrean, Smith, Bottoms, Hall, Shook, Young Jr.

ABSENT: Norwood

- 15-O-1258 (7) - Z-15-23- AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-5 (TWO FAMILY RESIDENTIAL) DISTRICT TO THE MR-3-C (MULTIFAMILY RESIDENTIAL) CONDITIONAL DISTRICT FOR PROPERTY LOCATED AT 1040, 1044, 1050, 1054, 1058, 1064, 1070, 1074 AND 1078 HAMPTON STREET AND, 0 NORTHSIDE DRIVE (PARCEL NUMBER 17 014900050118) N.W, FRONTING APPROXIMATELY 550 FEET ON THE WEST SIDE OF HAMPTON STREET AND BEGINNING APPROXIMATELY 490 FEET NORTH OF THE NORTHWEST INTERSECTION OF HAMPTON STREET AND TENTH STREET. DEPTH: VARIES AREA: APPROXIMATELY 1.55 ACRES. LAND LOT 149, 17TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: J INVESTMENT GROUP, LLC, MARK SWIECICHOWSKI, FASET AND IRENE SEAY, JESSE PETERSON, WILLIAM AND BRENDA SUMPTER, RICK AND GWEN DARBY, RONALD CRESWELL, DEANNA DOCKINS, ALI TALAT, JACOB AND ALEXANDRA KRON APPLICANT: PHILLIP P. DREY NPU E COUNCIL DISTRICT 3

Application File Date	5-5-2015
Zoning Number	Z-15-23
NPU / CD	E/3
Staff Recommendation	Approval, conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval, conditional

RESULT: FAVORABLE/AMENDED [UNANIMOUS] Next:
9/8/2015 1:00 PM

AYES: Adrean, Smith, Bottoms, Hall, Shook, Young Jr.

ABSENT: Norwood

- 15-O-1257 (8) - U-15-08- AN AMENDED ORDINANCE BY ZONING COMMITTEE UNDER THE PROVISIONS OF SECTION 16-05.005 (1) (K) OF THE ZONING ORDINANCE OF THE CITY OF ATLANTA, GRANTING A SPECIAL USE PERMIT FOR A COMMUNITY CENTER FOR PURPOSE OF A SITE PLAN AMENDMENT. SAID USE IS GRANTED TO ATLANTA HISTORY CENTER AND IS TO BE LOCATED AT 130 WEST PACES FERRY ROAD, N.W., FRONTING APPROXIMATELY 1,024.74 FEET ON THE SOUTHWEST SIDE OF WEST PACES FERRY ROAD AT THE SOUTHWEST CORNER OF WEST PACES FERRY ROAD AND SLATON DRIVE. DEPTH: VARIES AREA: APPROXIMATELY 33 ACRES. LAND LOT 99 AND 114, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: ATLANTA HISTORICAL SOCIETY, INC. APPLICANT: ROBERT ZOECKLER NPU B COUNCIL DISTRICT8

Application File Date	5-4-2015
Zoning Number	U-15-08
NPU / CD	B/8
Staff Recommendation	Approval, conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval, conditional

RESULT: FAVORABLE/AMENDED [UNANIMOUS] Next: 9/8/2015 1:00 PM

AYES: Adrean, Smith, Bottoms, Hall, Shook, Young Jr.

ABSENT: Norwood

- 15-O-1176 (9) - Z-15-12- AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE I-2 (HEAVY INDUSTRIAL) DISTRICT THE MR-C-3-C (MIXED RESIDENTIAL- COMMERCIAL-SECTOR 3) DISTRICT, FOR PROPERTY LOCATED AT 1055, 1077 BRADY AVENUE AND 1034 HOWELL MILL ROAD, N.W., FRONTING APPROXIMATELY 199.55 FEET ON THE WEST SIDE OF HOWELL MILL ROAD BEGINNING AT THE NORTHWEST INTERSECTION OF HOWELL MILL ROAD AND 11TH STREET. DEPTH: VARIES AREA: APPROXIMATELY 2.979 ACRES. LAND LOT 150, 17TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: UFFDA HOLDINGS, LLC., ATLANTA SAFETY BRAKE SERVICE, INC., AND JOSEPH MARVIN JACOBS RESIDUARY TRUST APPLICANT: JPX WORKS, LLC. NPU E COUNCIL DISTRICT 3

Application File Date	3-31-2015
Zoning Number	Z-15-12
NPU / CD	E/3
Staff Recommendation	Approval, conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval, conditional

RESULT: FAVORABLE/AMENDED [UNANIMOUS] Next: 9/8/2015 1:00 PM

AYES: Adrean, Smith, Bottoms, Hall, Shook, Young Jr.

ABSENT: Norwood

- 14-O-1417 (10) - Z-14-41- A SUBSTITUTE ORDINANCE AS AMENDED BY ZONING COMMITTEE TO REZONE FROM THE RG-2 (RESIDENTIAL GENERAL-SECTOR 2) TO THE MR-3A-C (MULTIFAMILY RESIDENTIAL) DISTRICT, PROPERTY LOCATED AT 1763 1791 (AKA 1797) PIEDMONT ROAD, N.E., FRONTING APPROXIMATELY 612 FEET ON THE EAST SIDE OF

PIEDMONT ROAD BEGINNING APPROXIMATELY 50 SOUTH OF THE INTERSECTION OF PIEDMONT ROAD AND MONTGOMERY FERRY ROAD. DEPTH: VARIES. AREA: APPROXIMATELY 3.38 ACRES. LAND LOT 51, 17TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: TIM SCHRAGER APPLICANT: KEVIN S.EDWARDS NPU F COUNCIL DISTRICT 6

Application File Date	July 1, 2014
Zoning Number	Z-14-41
NPU / CD	F/6
Staff Recommendation	Approval of Substitute Ordinance to MR-3-C
NPU Recommendation	Denial
ZRB Recommendation	Approval of Substitute Ordinance to MR-3-C

RESULT: FAVORABLE/SUB/AMENDED [UNANIMOUS] **Next: 9/8/2015 1:00 PM**

AYES: Adrean, Smith, Bottoms, Hall, Shook, Young Jr.

ABSENT: Norwood

- 15-O-1275 (11) - A SUBSTITUTE ORDINANCE BY COUNCILMEMBERS CLETA WINSLOW AND IVORY LEE YOUNG JR. AN ORDINANCE TO AMEND SEC~6~1~005(1) OF THE CITY OF ATLANTA CODE OF ORDINANCES, SO AS TO ALLOW FOR SERVICE STATIONS IN SPECIAL PUBLIC INTEREST DISTRICT-18, SUBAREA 1; AND FOR OTHER PURPOSES.TO AMEND SEC~6~1~005(1) OF THE CITY OF ATLANTA CODE OF ORDINANCES, SO AS TO ALLOW FOR SERVICE STATIONS IN SPECIAL PUBLIC INTEREST DISTRICT-18, SUBAREA 1; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-15-28
NPU / CD	V/4
Staff Recommendation	Approval of a Substitute Ordinance
NPU Recommendation	No Recommendation
ZRB Recommendation	Approval of a Substitute Ordinance

RESULT: FAVORABLE/SUBSTITUTE [UNANIMOUS] **Next: 9/8/2015 1:00 PM**

AYES: Adrean, Smith, Bottoms, Hall, Shook, Young Jr.

ABSENT: Norwood

- 15-O-1138 (12) - Z-15-07- AN ORDINANCE BY ZONING COMMITTEE TO REZONE PROPERTY FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT-HOUSING), PROPERTY LOCATED

AT 1475 WEST PACES FERRY ROAD, N.W. FRONTING APPROXIMATELY 530 FEET ON THE NORTH SIDE OF WEST PACES FERRY ROAD BEGINNING APPROXIMATELY 777 FEET EAST OF THE NORTHEAST INTERSECTION OF WEST PACES FERRY ROAD AND OLD PLANTATION ROAD. DEPTH: VARIES AREA: APPROXIMATELY 3.05 ACRES. LAND LOT 217 AND 198, 17TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: MUNEEB SYED APPLICANT: AARON MCCULLOUGH NPU A

COUNCIL DISTRICT 8

Application File Date	3-3-15
Zoning Number	Z-15-07
NPU / CD	A/8
Staff Recommendation	File
NPU Recommendation	Denial
ZRB Recommendation	File

RESULT: FILED BY COMMITTEE [UNANIMOUS] Next:
9/8/2015 1:00 PM

AYES: Adrean, Smith, Bottoms, Hall, Shook, Young Jr.

ABSENT: Norwood

- 15-O-1177 (13) - Z-15-13- AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE RG-3 AND R-5 (RESIDENTIAL GENERAL- SECTOR 3 AND TWO FAMILY RESIDENTIAL) DISTRICTS TO PD-MU (PLANNED DEVELOPMENT- MIXED USE) DISTRICT, FOR PROPERTY LOCATED AT 600 ARNOLD STREET, 505, 511, 515, 521, AND 525 NORTH AVENUE, N.E., FRONTING APPROXIMATELY 184.91 FEET ON THE WEST SIDE OF ARNOLD STREET BEGINNING AT THE SOUTHWEST INTERSECTION OF ARNOLD STREET AND NORTH AVENUE. DEPTH: VARIES AREA: APPROXIMATELY 2.23 ACRES. LAND LOT 47, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: THE ARNOLD, LLC. ARNOLD STREET HOLDINGS, LLC. AND 525 NORTH, LLC. APPLICANT: CALEB RACICOT NPU M

COUNCIL DISTRICT 2

Application File Date	3-31-2015
Zoning Number	Z-15-13
NPU / CD	M/2
Staff Recommendation	Approval, conditional
NPU Recommendation	Approval
ZRB Recommendation	Denial

RESULT: FAVORABLE/AMENDED [UNANIMOUS] Next:
9/8/2015 1:00 PM
AYES: Adrean, Smith, Bottoms, Hall, Shook, Young Jr.
ABSENT: Norwood

F. PAPERS HELD IN COMMITTEE

- 14-O-1348 (14) - U-14-13- AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A PERSONAL CARE HOME PURSUANT TO SECTION 16-06.005 (1)(G) FOR PROPERTY LOCATED AT 929 CASCADE AVENUE, S.W., FRONTING APPROXIMATELY 95 FEET ON THE NORTH SIDE OF CASCADE AVENUE APPROXIMATELY 60 FEET EAST OF THE INTERSECTION OF ALTADENA PLACE AND CASCADE AVENUE. DEPTH VARIES. AREA: APPROXIMATELY 0.45 ACRE. LAND LOT 151, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: FLORENCE M. DEMOSTHENES APPLICANT: MAURICE SESSOMS, NPU S, COUNCIL DISTRICT 10

Application File Date	5-22-14
Zoning Number	U-14-13
NPU / CD	S/10
Staff Recommendation	Denial
NPU Recommendation	Approval
ZRB Recommendation	Denial

(Held 8/27/14)

- 14-O-1366 (15) - AN ORDINANCE BY COUNCILMEMBER HOWARD SHOOK AS SUBSTITUTED BY ZONING COMMITTEE TO AMEND SEC. 15-06.001 OF THE SUBDIVISION ORDINANCE OF THE CITY OF ATLANTA SO AS TO AMEND THE DEFINITION OF THE TERM "HISTORIC NEIGHBORHOOD" AS A NEIGHBORHOOD ACTUALLY LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES; TO AMEND SEC. 15-08.005(D)(6) OF THE SUBDIVISION ORDINANCE SO AS TO REGULATE THE SUBDIVISION OF PROPOSED LOTS IN HISTORIC NEIGHBORHOODS; TO ADD SEC. 15-08.005(D)(7) TO REGULATE THE SUBDIVISION OF PROPOSED LOTS WHERE NEW STREET(S) ARE PROPOSED IN NEIGHBORHOODS IDENTIFIED BY ORDINANCE AS POTENTIALLY ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES; AND FOR OTHER PURPOSES.

(Referred back by Council 9/15/14) (Substituted and held 9/24/14)

G. REMARKS FROM THE PUBLIC

Ron Shakir

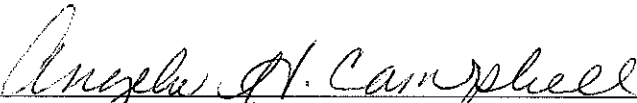
Jeffrey Haymore

H. ADJOURNMENT

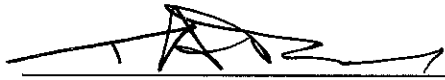
I. REQUESTED ITEMS

There being no further business to come before the Zoning Committee the meeting was adjourned at 10:12 AM

Respectfully submitted:



Angela Campbell, Legislative Assistant



Theo Pace, Research & Policy Analyst



The Honorable Yolanda Adrean, Chair